

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: May 2, 2019
Development Services Building – Bob Clear Conference Room

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 19-701-00007 – Property located at 1406 Linville St., Control Map 46N, Group D, Parcel 29.00, requests a 7 foot side yard variance to Sec 114-182(e)1(d)1 for the purpose of adding an addition to the home. The property is zoned R-1A, Residential District.

INTERESTED PARTIES:

Owner: Jared Moore
1406 Linville St.
Kingsport, TN 37664
423.341.8624

Representative: Jared Moore

Case: 19-701-00008 – Property located at 2645 Sullivan Gardens Parkway., Control Map 91A, Group C, Parcel 1.00, requests a special exception to Sec 114-193(c)2 for the purpose of locating a dental office on the property. The property is zoned B-1, Neighborhood Business District.

INTERESTED PARTIES:

Owner: Thomas and Tracey Cleek
2645 Sullivan Gardens Parkway
Kingsport, TN 37660
423.335.1108

Representative: Dennis Yokum

Case: 19-701-00009 – Property located at 1171 Shipp Street., Control Map 61P, Group A, Parcel 3.00, requests a special exception to Sec 114-199(d)1 for the purpose of locating a haunted factory entertainment use on the property. The property is zoned M-2, General Manufacturing District.

INTERESTED PARTIES:

Owner: James Combest II
2277 Rock Springs Road
Kingsport, TN 37664

Representative: Daniel Ballard and Kattie Casebolt

BUSINESS:

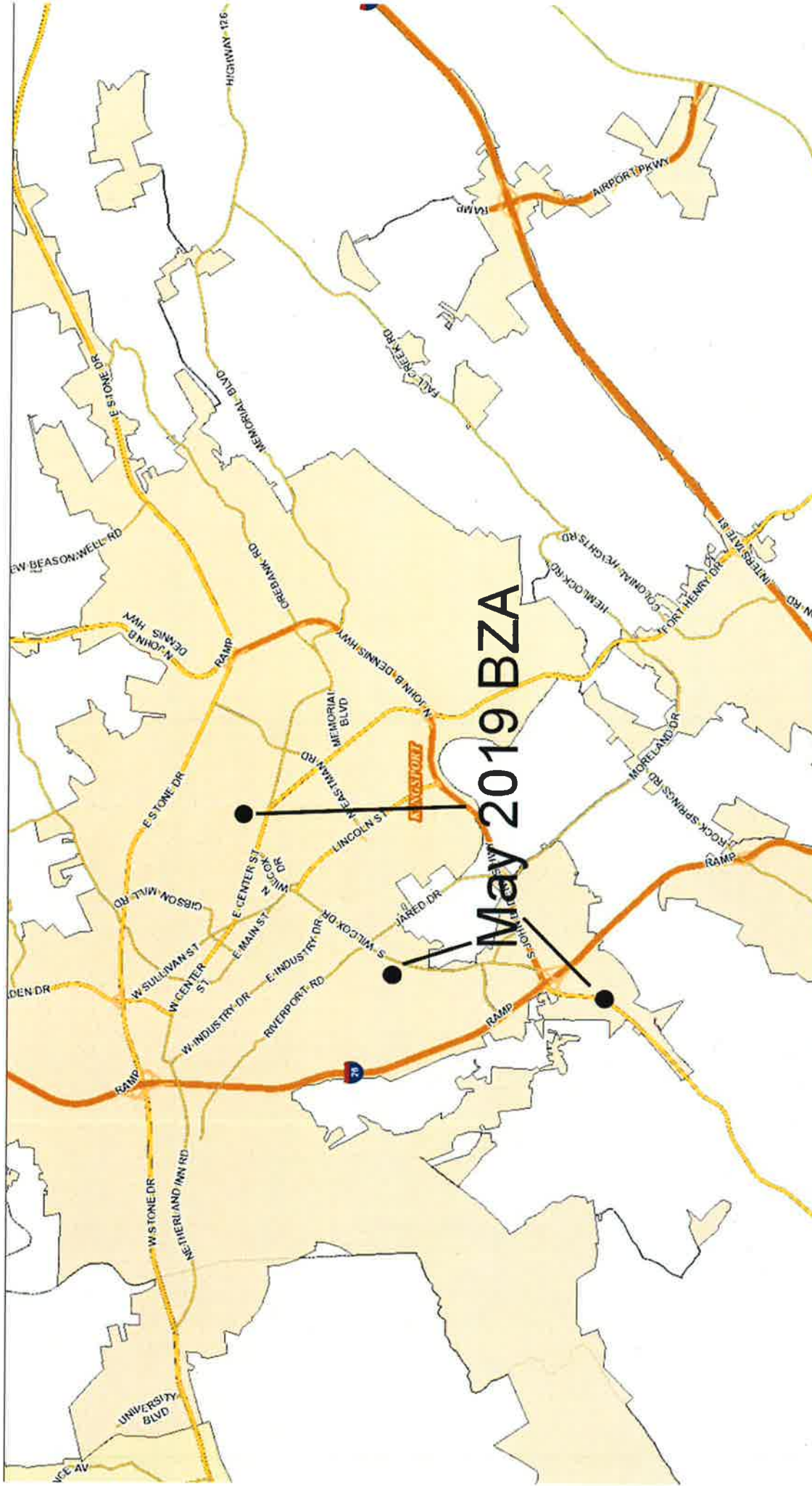
Approval of the April 4, 2019 regular meeting minutes.

Stating for public record, the next application deadline is May 15, 2019 at noon, and meeting date (Thursday, June 6, 2019).

Choose an alternative date for the July 2019 regular meeting since the first Thursday of the month is July 4th.

ADJUDICATION OF CASES:

ADJOURNMENT:



MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: April 22, 2018

RE: 1406 Linville St.

The Board is asked to consider the following request:

Case: 19-701-00007 – Property located at 1406 Linville St., Control Map 46N, Group D, Parcel 29.00,
requests a 7 foot side yard variance to Sec 114-182(e)1(d)1 for the purpose of adding an addition to the home. The property is zoned R-1A, Residential District.

The home owner/applicant desires to add a 160 square foot addition to the home (laundry and half bath). The atypical side property line was configured prior to the current owner purchasing the home.

ArcGIS Web Map



2/20/2019 11:39:38 AM

Addresses

Sullivan Co Parcel Data

Zoning

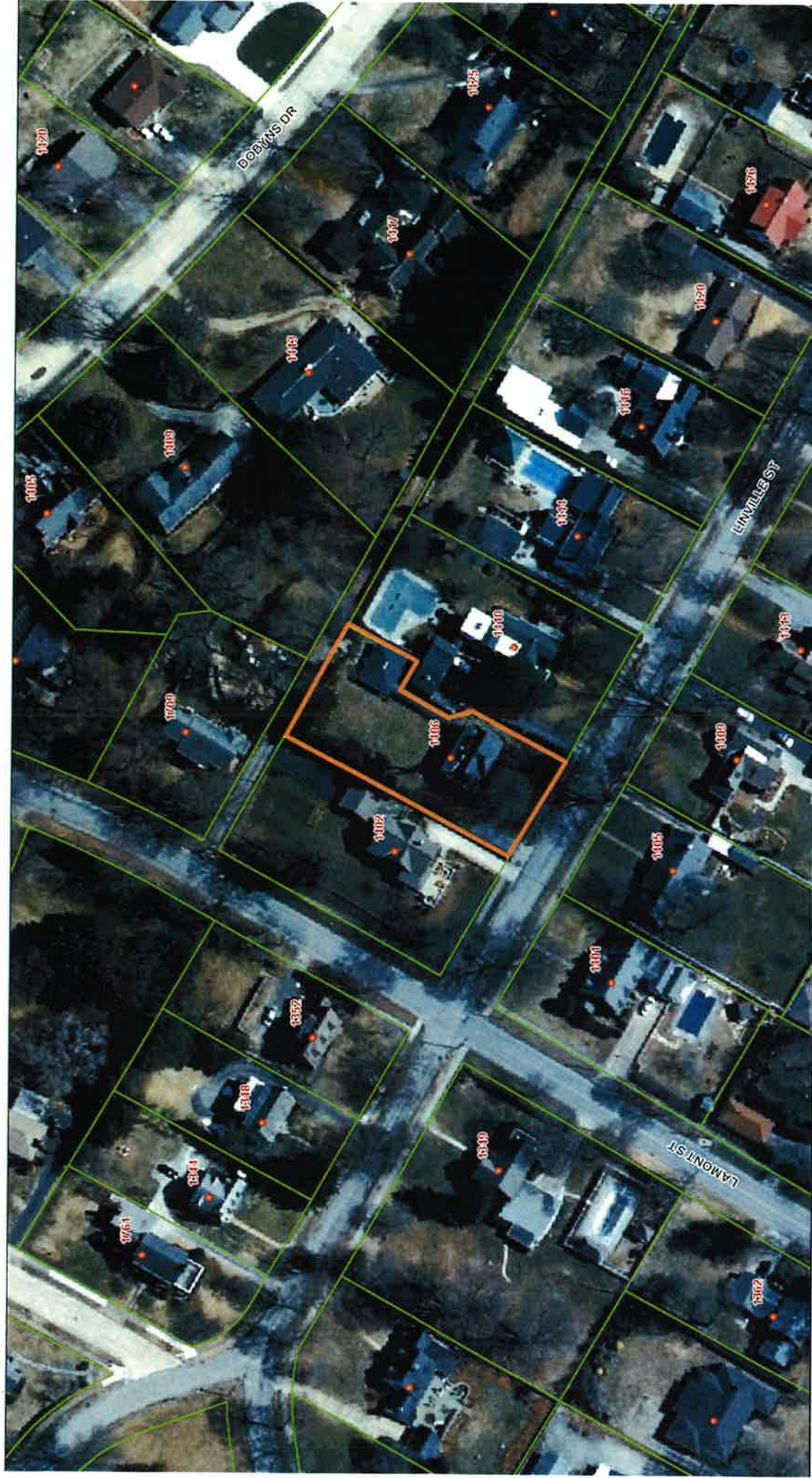
4

TAC

Q

Web AppBuilder for ArcGIS

ArcGIS Web Map

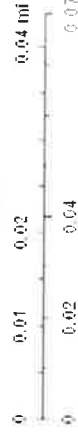


2/2019 11:37:47 AM

Addresses

Sullivan Co Parcel Data

1:1,128



REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, May 2, 2019 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 19-701-00007 – Property located at 1406 Linville St., Control Map 46N, Group D, Parcel 29.00, requests a 7 foot side yard variance to Sec 114-182(e)1(d)1 for the purpose of adding an addition to the home. The property is zoned R-1A, Residential District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Sidney Cox, City Recorder
P1T: 4/23/19

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Moore First Jared M.I. W. Date April 7, 2019
Street Address 1406 Linville St. Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-341-8624 E-mail Address jmoore@eastman.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot: 046N D 029.00
Street Address 1406 Linville St, Kingsport TN 37664 Apartment/Unit #
Current Zone R1A Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

Last Name Same as applicant First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

I request a variance to the 10 foot side yard setback rule, which would allow me to build an addition on the east side of the property. I request that it be reduced to 6 feet on the east property border. Where the property border turns 45 degrees to the west, the corner of the addition would only be setback by 3 feet.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Jared W. Moore

Date: 4/12/19

Signed before me on this 12th day of April, 2019.

a notary public for the State of Tennessee

County of Davidson

Notary

Page M. Jeffers





4729-1344

三十一日

ST. CLAUDE
FEB 15 1967
ON THE 15TH DAY OF FEBRUARY 1967

FRONT 40
NEAR 30
* 128 10

100

22

27

101

5) 40%

12

100

99 199

107

10

10

5

1

[illegible]

Plot Book 50, Page 982

RESUBDIVISION OF LOTS 2 AND 3, BLOCK 7

DOBYNS ADDITION

KINGSPORT REGIONAL PLANNING COMMISSION

COPIAL, ACCRUE 6.12 TOTAL LOTS 2

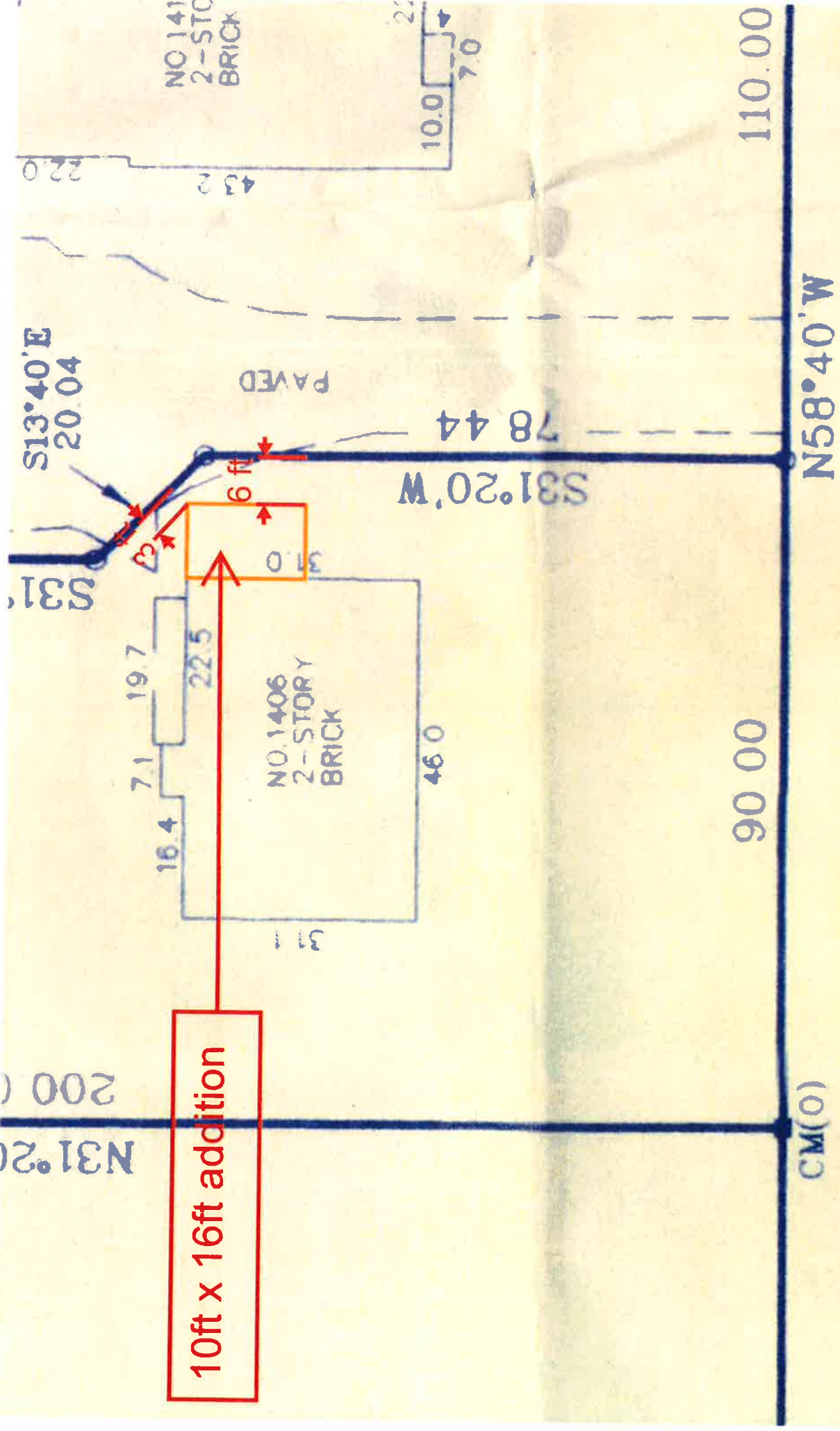
WIDE NEW ROAD 9 MILES NEW ROAD 0

NAME BRUNO M. LAURENCE CITY DUNSTON STATE ILL.

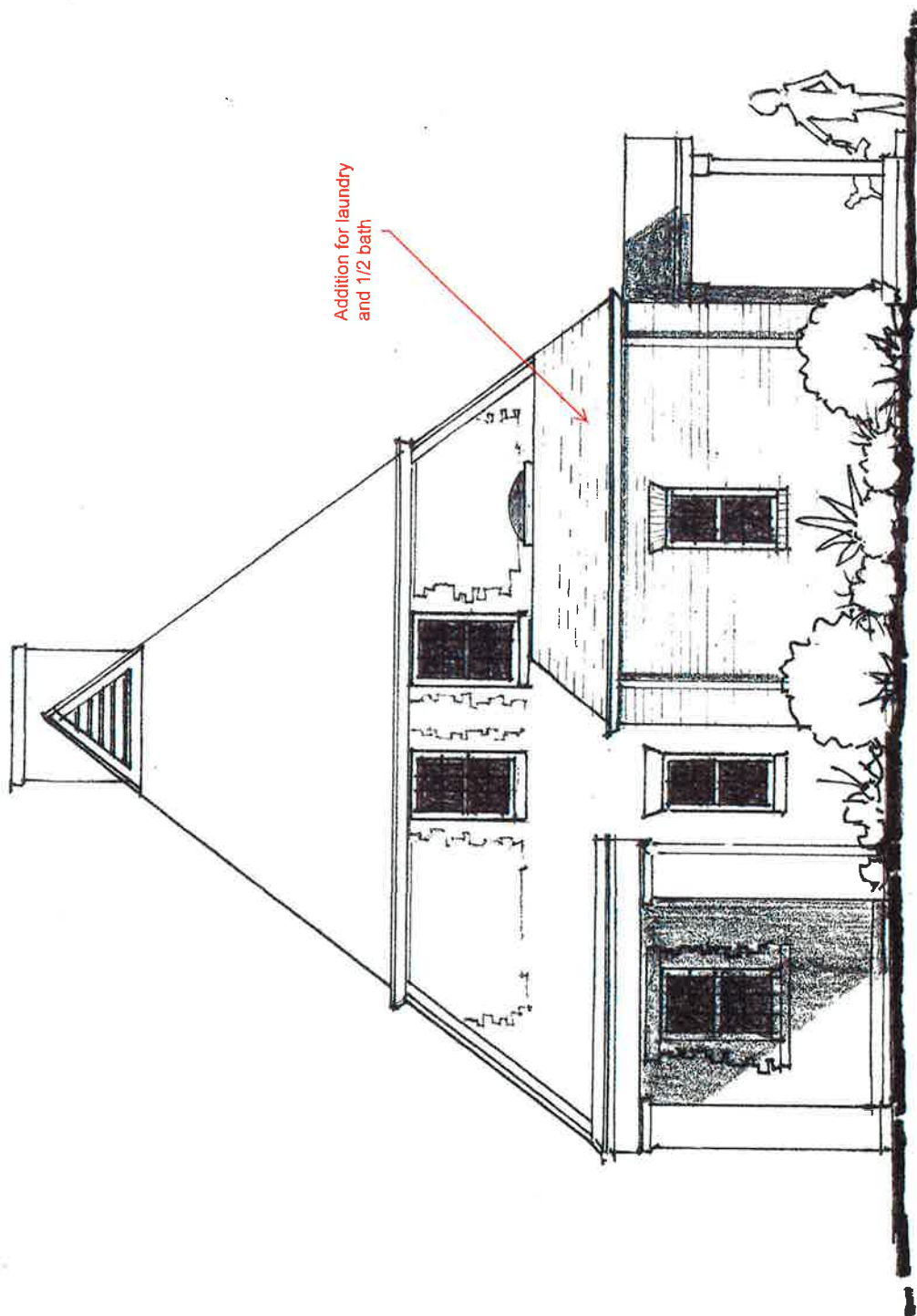
DATE	DESCRIPTION	AMOUNT	BALANCE
10/1	Balance		100.00
10/2	Deposited	50.00	150.00
10/3	Withdrawal	25.00	125.00
10/4	Deposited	75.00	200.00
10/5	Withdrawal	100.00	100.00
10/6	Deposited	50.00	150.00
10/7	Withdrawal	25.00	125.00
10/8	Deposited	75.00	200.00
10/9	Withdrawal	100.00	100.00
10/10	Deposited	50.00	150.00
10/11	Withdrawal	25.00	125.00
10/12	Deposited	75.00	200.00
10/13	Withdrawal	100.00	100.00
10/14	Deposited	50.00	150.00
10/15	Withdrawal	25.00	125.00
10/16	Deposited	75.00	200.00
10/17	Withdrawal	100.00	100.00
10/18	Deposited	50.00	150.00
10/19	Withdrawal	25.00	125.00
10/20	Deposited	75.00	200.00
10/21	Withdrawal	100.00	100.00
10/22	Deposited	50.00	150.00
10/23	Withdrawal	25.00	125.00
10/24	Deposited	75.00	200.00
10/25	Withdrawal	100.00	100.00
10/26	Deposited	50.00	150.00
10/27	Withdrawal	25.00	125.00
10/28	Deposited	75.00	200.00
10/29	Withdrawal	100.00	100.00
10/30	Deposited	50.00	150.00
10/31	Withdrawal	25.00	125.00
11/1	Deposited	75.00	200.00
11/2	Withdrawal	100.00	100.00
11/3	Deposited	50.00	150.00
11/4	Withdrawal	25.00	125.00
11/5	Deposited	75.00	200.00
11/6	Withdrawal	100.00	100.00
11/7	Deposited	50.00	150.00
11/8	Withdrawal	25.00	125.00
11/9	Deposited	75.00	200.00
11/10	Withdrawal	100.00	100.00
11/11	Deposited	50.00	150.00
11/12	Withdrawal	25.00	125.00
11/13	Deposited	75.00	200.00
11/14	Withdrawal	100.00	100.00
11/15	Deposited	50.00	150.00
11/16	Withdrawal	25.00	125.00
11/17	Deposited	75.00	200.00
11/18	Withdrawal	100.00	100.00
11/19	Deposited	50.00	150.00
11/20	Withdrawal	25.00	125.00
11/21	Deposited	75.00	200.00
11/22	Withdrawal	100.00	100.00
11/23	Deposited	50.00	150.00
11/24	Withdrawal	25.00	125.00
11/25	Deposited	75.00	200.00
11/26	Withdrawal	100.00	100.00
11/27	Deposited	50.00	150.00
11/28	Withdrawal	25.00	125.00
11/29	Deposited	75.00	200.00
11/30	Withdrawal	100.00	100.00
12/1	Deposited	50.00	150.00
12/2	Withdrawal	25.00	125.00
12/3	Deposited	75.00	200.00
12/4	Withdrawal	100.00	100.00
12/5	Deposited	50.00	150.00
12/6	Withdrawal	25.00	125.00
12/7	Deposited	75.00	200.00
12/8	Withdrawal	100.00	100.00
12/9	Deposited	50.00	150.00
12/10	Withdrawal	25.00	125.00
12/11	Deposited	75.00	200.00
12/12	Withdrawal	100.00	100.00
12/13	Deposited	50.00	150.00
12/14	Withdrawal	25.00	125.00
12/15	Deposited	75.00	200.00
12/16	Withdrawal	100.00	100.00
12/17	Deposited	50.00	150.00
12/18	Withdrawal	25.00	125.00
12/19	Deposited	75.00	200.00
12/20	Withdrawal	100.00	100.00
12/21	Deposited	50.00	150.00

Publication	Year	Country	Sample Size	Study Design	Findings
...

LINVILLE STREET



10ft x 16ft addition



SOUTHEAST ELEVATION
 SCALE 1/4"=1'-0"



REAR ELEVATION
 SCALE 3/16"

Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, **because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property**, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

This lot is atypical from other lots in the neighborhood as can be seen on the Plat Map. The front half of the lot is missing ten feet of its original area (90 ft wide instead of 100 ft) and even more so in the middle as the property boundary wraps around my neighbor's garage. Originally, the two homes shared a driveway and a connected garage. On each the east and west property lines, each neighbor has a garage on the border of the property with as little as one foot of setback.

The home has been severely neglected over the years by previous owners and requires significant investment to prevent further degradation and make it a safe and healthy environment for a family in the Fairacres neighborhood.

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

I am requesting a variance to the 10 foot setback rule in order to build an small addition on the east side of the home. The new addition will be offset from the property line six feet on the east parallel line, which is further than the existing buildings belonging to my neighbors on the east and west side of me.

c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

The unique conditions of this property are not the result of actions taken by the applicant; the unique conditions are the results of prior property owners.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The home at 1406 Linville Street has been severely neglected over the years by a previous owner, who used it as a rental property. The home needs a major renovation in order to prevent further degradation and to make it a safe and healthy home, preserve the beauty of the home, the neighborhood, and the value of my neighbors' properties. My wife and I purchased this home with the intent to restore it to its original beauty and a state fitting for the neighborhood. We have lived in the home for over two years now and have worked with

architect Allen Dryden on numerous renovation scenarios before settling on this planned addition. The home was originally designed by Allen Dryden Senior. The addition has been designed to architecturally match the home. Without this setback variance, we will be unable to build the addition, which is a key component to the rest of our renovation plan. The home is not suitable for my family of five as it currently is, and we will be forced to look for another home.

I also have water infiltration in the basement at this corner of the home. I believe the planned addition will address this issue, further preserving the foundation of the home.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: April 22, 2018

RE: 2645 Sullivan Gardens Parkway

The Board is asked to consider the following request:

Case: 19-701-00008 – Property located at 2645 Sullivan Gardens Parkway., Control Map 91A, Group C, Parcel 1.00, requests a special exception to Sec 114-193(c)2 for the purpose of locating a dental office on the property. The property is zoned B-1, Neighborhood Business District.

The proposed dental office use is scheduled for the May 2019 meeting of the Gateway Review Commission for appropriateness of the proposed outside changes.



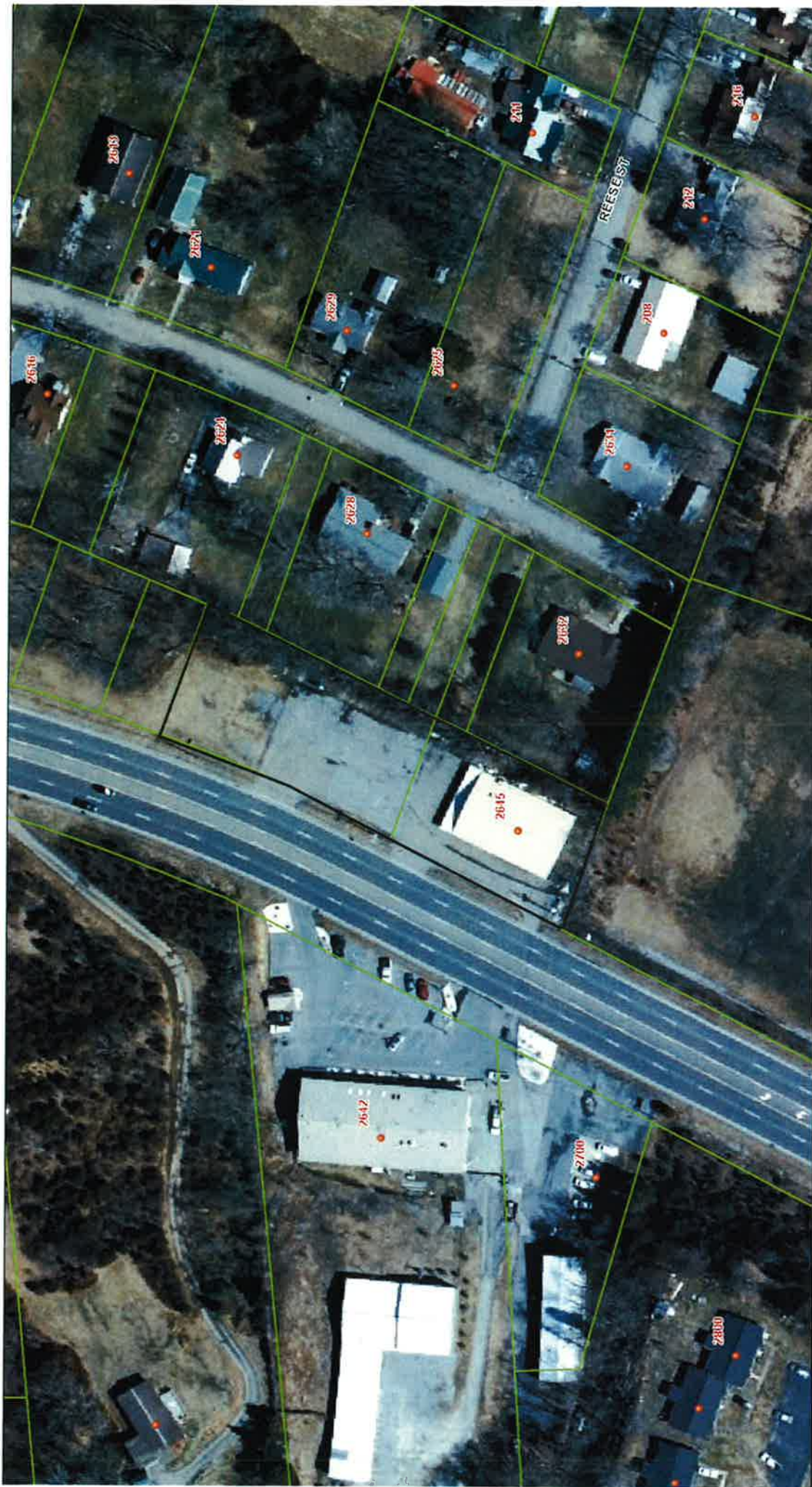
2922117

—

2

GC	B-2	EC	P-1	PMO-2	P-1C	Split
B-2E	B-3	GC	P-D	PUD	P-2	TA
A-1	B-1	M-1	PED-3	PVD	P-3	TA-C
A-2	B-2	M-1P	PEDW	P-1	P-3A	UAE
AP	B-4P	M-2	PD	P-1A	P-3B	
B-1	B-4P	MX	PMO-1	P-1B	P-4	

ArcGIS Web Map



2/20/19 11:31:50 AM

Addresses

Sullivan Co Parcel Data

1:1,129



REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, May 2, 2019 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 19-701-00008 – Property located at 2645 Sullivan Gardens Parkway., Control Map 91A, Group C, Parcel 1.00, requests a special exception to Sec 114-193(c)2 for the purpose of locating a dental office on the property. The property is zoned B-1, Neighborhood Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Sidney Cox, City Recorder
P1T: 4/23/19

APPLICATION

Board of Zoning Appeals

APPLICANT INFORMATION:

Last Name Cleek First Thomas + Tracey M.I. Date 4/9/19
Street Address 2645 Sullivan Gdns Parkway Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 423-335-1108 E-mail Address tecleek@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: HGTS Lot: Group: Parcel: 091A C 001.00 & 091A C 001.10 & 091A C 061.20 Vernon
Street Address: 2645 Sullivan Garden PKWY Apartment/Unit #
Current Zone B1 Proposed Zone: No Change
Current Use General Business Proposed Use: Special use for medical and dental

REPRESENTATIVE INFORMATION:

Last Name: Yokum First: Dennis M.I. R Date April 7, 1979
Street Address: 275 Horton Hwy Apartment/Unit #
City: Fall Branch State: TN ZIP: 37656
Phone: 423-276-4620 E-mail Address

REQUESTED ACTION:

Special exemption to zoning on property to allow for medical and dental use.

DISCLAIMER AND SIGNATURE


By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Mary Cleek

Date: 4-9-19

Signed before me on this 9th day of APRIL, 2019,
a notary public for the State of TENNESSEE
County of SULLIVAN



Notary MARY M. SHULL 
My Commission Expires APRIL 25, 2020

CITY PLANNING OFFICE

Received Date:

Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature:

Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of
City Planner:

Date:

1. What is the use, activities, hours of operation, numbers of anticipated customers and daily vehicles?

The hours of operation will be Monday- Thursday from 0800-1700 excluding holidays. An average of 32 patients per day with 6 office staff all car dependent.

2. Are there accessible safe streets for anticipated traffic and adequate parking facilities on site?

Yes there is adequate parking and safe access from the street to the parking lot.

3. Does the use and additions if any, fit with the neighborhood architecture aesthetics?

Yes the additions will fit into the neighborhood architecture.

4. Will the use generate excessive noise, traffic, dust, etc.?

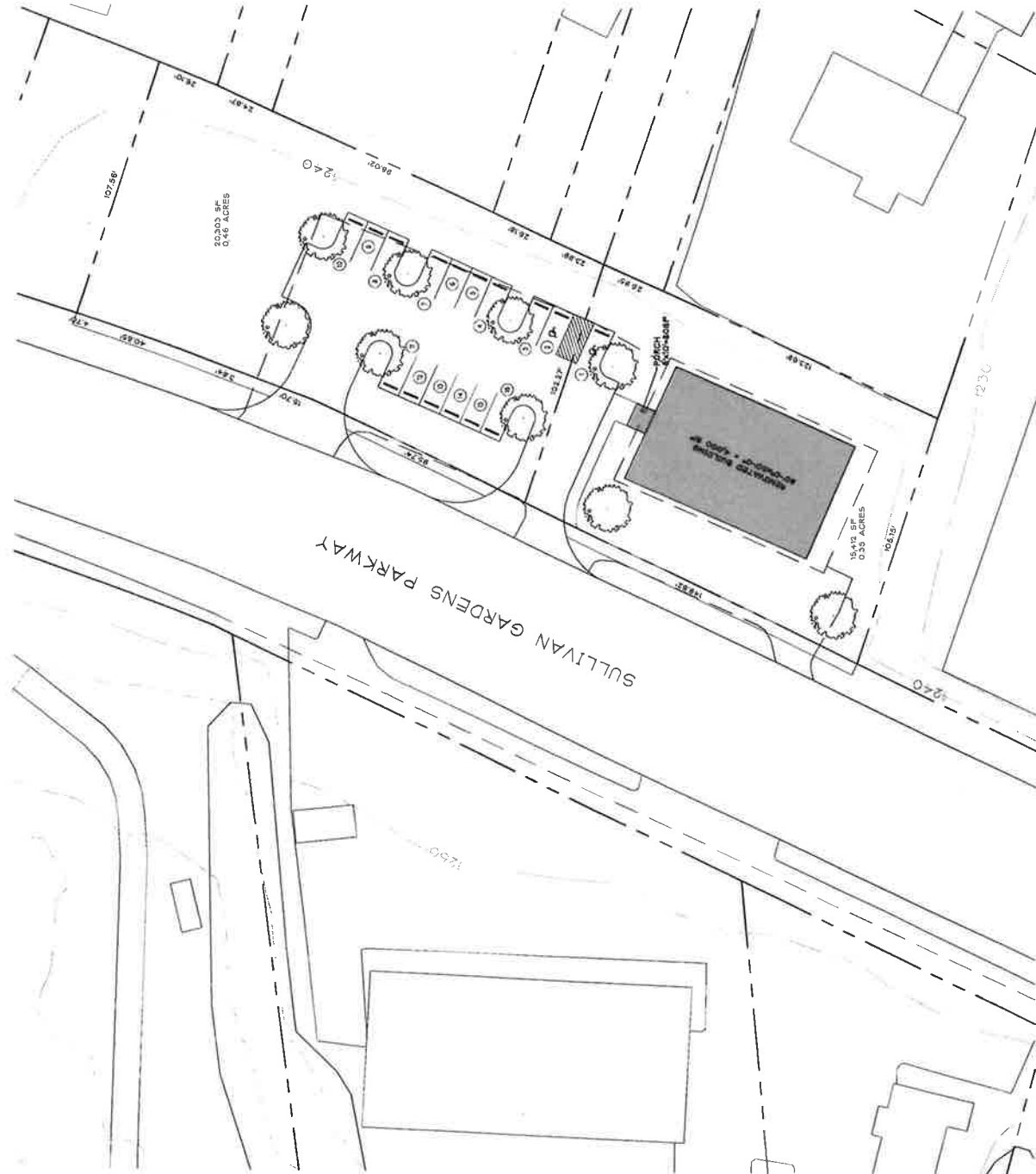
No

5. Is there proper fencing and screening to shield proposed use from existing neighborhood?

There is an existing privacy fence on the property.

6. Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

No, the neighborhood will benefit by having easier access to dental care.



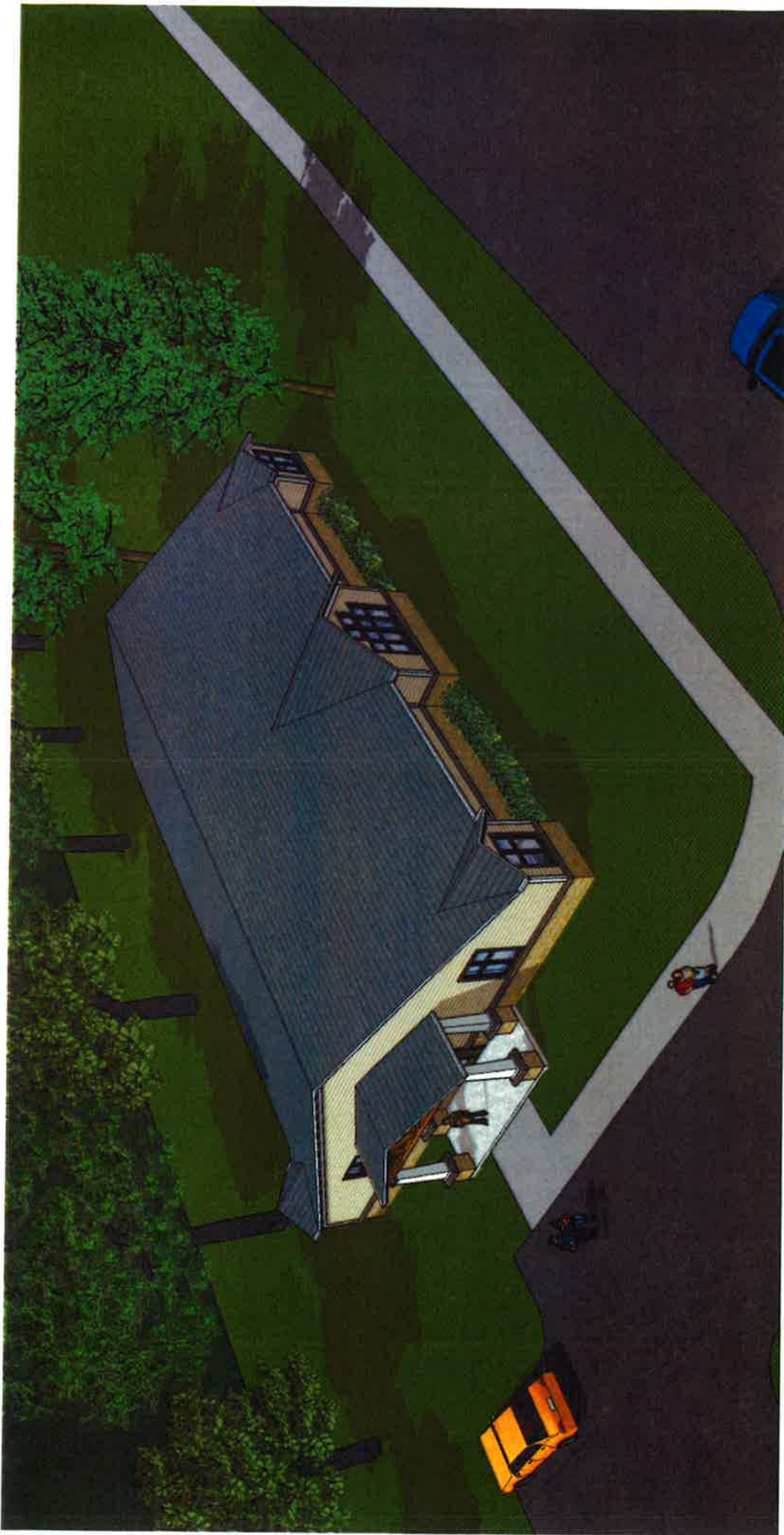
PARKING COUNT

16 8'-0" x 12'-0" PARKING SPACES 1, 2 ACCESSIBLE
 16 8'-0" x 12'-0" PARKING SPACES 3-16 TOTAL OF 16 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 17-32 TOTAL OF 32 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 33-48 TOTAL OF 48 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 49-64 TOTAL OF 64 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 65-80 TOTAL OF 80 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 81-96 TOTAL OF 96 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 97-112 TOTAL OF 112 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 113-128 TOTAL OF 128 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 129-144 TOTAL OF 144 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 145-160 TOTAL OF 160 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 161-176 TOTAL OF 176 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 177-192 TOTAL OF 192 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 193-208 TOTAL OF 208 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 209-224 TOTAL OF 224 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 225-240 TOTAL OF 240 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 241-256 TOTAL OF 256 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 257-272 TOTAL OF 272 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 273-288 TOTAL OF 288 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 289-304 TOTAL OF 304 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 305-320 TOTAL OF 320 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 321-336 TOTAL OF 336 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 337-352 TOTAL OF 352 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 353-368 TOTAL OF 368 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 369-384 TOTAL OF 384 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 385-400 TOTAL OF 400 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 401-416 TOTAL OF 416 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 417-432 TOTAL OF 432 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 433-448 TOTAL OF 448 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 449-464 TOTAL OF 464 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 465-480 TOTAL OF 480 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 481-496 TOTAL OF 496 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 497-512 TOTAL OF 512 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 513-528 TOTAL OF 528 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 529-544 TOTAL OF 544 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 545-560 TOTAL OF 560 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 561-576 TOTAL OF 576 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 577-592 TOTAL OF 592 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 593-608 TOTAL OF 608 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 609-624 TOTAL OF 624 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 625-640 TOTAL OF 640 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 641-656 TOTAL OF 656 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 657-672 TOTAL OF 672 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 673-688 TOTAL OF 688 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 689-704 TOTAL OF 704 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 705-720 TOTAL OF 720 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 721-736 TOTAL OF 736 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 737-752 TOTAL OF 752 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 753-768 TOTAL OF 768 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 769-784 TOTAL OF 784 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 785-800 TOTAL OF 800 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 801-816 TOTAL OF 816 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 817-832 TOTAL OF 832 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 833-848 TOTAL OF 848 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 849-864 TOTAL OF 864 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 865-880 TOTAL OF 880 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 881-896 TOTAL OF 896 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 897-912 TOTAL OF 912 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 913-928 TOTAL OF 928 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 929-944 TOTAL OF 944 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 945-960 TOTAL OF 960 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 961-976 TOTAL OF 976 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 977-992 TOTAL OF 992 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 993-1008 TOTAL OF 1008 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1009-1024 TOTAL OF 1024 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1025-1040 TOTAL OF 1040 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1041-1056 TOTAL OF 1056 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1057-1072 TOTAL OF 1072 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1073-1088 TOTAL OF 1088 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1089-1104 TOTAL OF 1104 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1105-1120 TOTAL OF 1120 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1121-1136 TOTAL OF 1136 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1137-1152 TOTAL OF 1152 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1153-1168 TOTAL OF 1168 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1169-1184 TOTAL OF 1184 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1185-1200 TOTAL OF 1200 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1201-1216 TOTAL OF 1216 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1217-1232 TOTAL OF 1232 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1233-1248 TOTAL OF 1248 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1249-1264 TOTAL OF 1264 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1265-1280 TOTAL OF 1280 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1281-1296 TOTAL OF 1296 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1297-1312 TOTAL OF 1312 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1313-1328 TOTAL OF 1328 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1329-1344 TOTAL OF 1344 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1345-1360 TOTAL OF 1360 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1361-1376 TOTAL OF 1376 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1377-1392 TOTAL OF 1392 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1393-1408 TOTAL OF 1408 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1409-1424 TOTAL OF 1424 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1425-1440 TOTAL OF 1440 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1441-1456 TOTAL OF 1456 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1457-1472 TOTAL OF 1472 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1473-1488 TOTAL OF 1488 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1489-1504 TOTAL OF 1504 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1505-1520 TOTAL OF 1520 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1521-1536 TOTAL OF 1536 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1537-1552 TOTAL OF 1552 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1553-1568 TOTAL OF 1568 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1569-1584 TOTAL OF 1584 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1585-1600 TOTAL OF 1600 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1601-1616 TOTAL OF 1616 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1617-1632 TOTAL OF 1632 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1633-1648 TOTAL OF 1648 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1649-1664 TOTAL OF 1664 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1665-1680 TOTAL OF 1680 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1681-1696 TOTAL OF 1696 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1697-1712 TOTAL OF 1712 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1713-1728 TOTAL OF 1728 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1729-1744 TOTAL OF 1744 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1745-1760 TOTAL OF 1760 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1761-1776 TOTAL OF 1776 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1777-1792 TOTAL OF 1792 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1793-1808 TOTAL OF 1808 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1809-1824 TOTAL OF 1824 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1825-1840 TOTAL OF 1840 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1841-1856 TOTAL OF 1856 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1857-1872 TOTAL OF 1872 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1873-1888 TOTAL OF 1888 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1889-1904 TOTAL OF 1904 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1905-1920 TOTAL OF 1920 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1921-1936 TOTAL OF 1936 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1937-1952 TOTAL OF 1952 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1953-1968 TOTAL OF 1968 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1969-1984 TOTAL OF 1984 PARKING SPACES
 16 8'-0" x 12'-0" PARKING SPACES 1985-2000 TOTAL OF 2000 PARKING SPACES

FLOOR PLAN

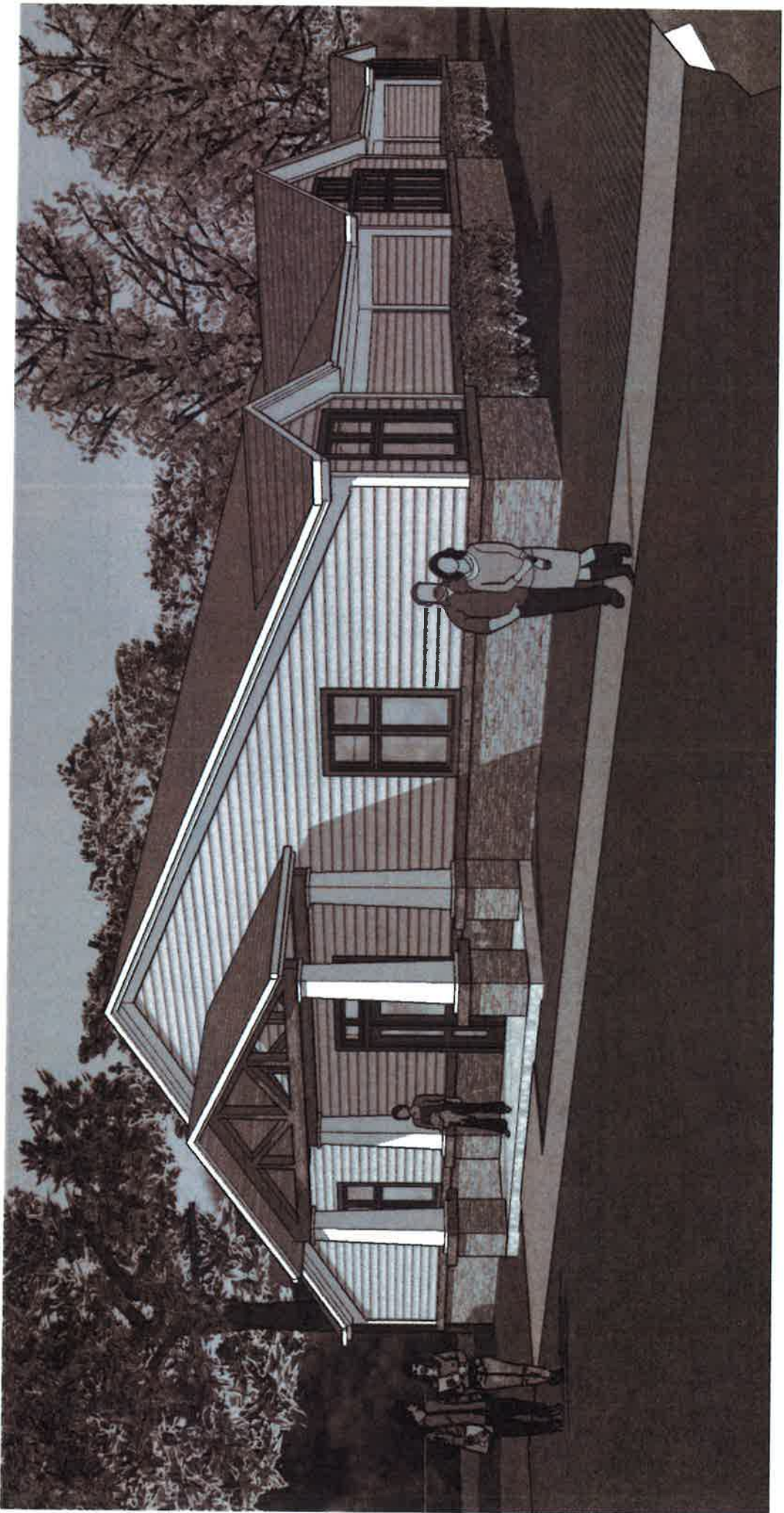
SCALE: 1/4"=1'-0"











MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: April 22, 2018

RE: 1171 Shipp Street

The Board is asked to consider the following request:

Case: 19-701-00009 – Property located at 1171 Shipp Street., Control Map 61P, Group A, Parcel 3.00, requests a special exception to Sec 114-199(d)1 for the purpose of locating a haunted factory entertainment use on the property. The property is zoned M-2, General Manufacturing District.

The proposed haunted house factory requires a special exception to reside in an M-2 district. One item of uncertainty exists with a side proposal to add a colored water vapor to the chimney of the haunted factory that is meant to replicate smoke. The uncertainty evolves from whether or not the smoke in this case of being an element of the haunted factory is also a sign.

For reference, the sign code provides the following guidance:

Sec. 114-530(11)

Sign content. Signs that contain statements or words of an obscene, pornographic or immoral character; that contain advertising matter which is untruthful; or that emit audible sound, odor or visible matter are prohibited.

If the water vapor simulated smoke is considered a sign, it is not allowed per 114-530.

ArcGIS Web Map



2/20/2019 11:05:09 AM

Addresses

Sullivan Co Parcel Data

Zoning

~Hulls

T&C

P-2

BC

B-2

B-3

B-4

B-4P

B-4P

B-1

GC

B-2E

A-1

A-2

AP

B-1

BC

GC

M-1

M-1P

M-2

M-3

P-1

P-1A

P-1B

P-1C

P-1D

P-1E

P-1F

P-1G

P-1H

P-1I

P-1J

P-1K

P-1L

P-1M

P-1N

P-1O

P-1P

P-1Q

P-1R

P-1S

P-1T

P-1U

P-1V

P-1W

P-1X

P-1Y

P-1Z

P-2

P-3

P-4

P-5

P-6

P-7

P-8

P-9

P-10

P-11

P-12

P-13

P-14

P-15

P-16

P-17

P-18

P-19

P-20

P-21

P-22

P-23

P-24

P-25

P-26

P-27

P-28

P-29

P-30

P-31

P-32

P-33

P-34

P-35

P-36

P-37

P-38

P-39

P-40

P-41

P-42

P-43

P-44

P-45

P-46

P-47

P-48

P-49

P-50

P-51

P-52

P-53

P-54

P-55

P-56

P-57

P-58

P-59

P-60

P-61

P-62

P-63

P-64

P-65

P-66

P-67

P-68

P-69

P-70

P-71

P-72

P-73

P-74

P-75

P-76

P-77

P-78

P-79

P-80

P-81

P-82

P-83

P-84

P-85

P-86

P-87

P-88

P-89

P-90

P-91

P-92

P-93

P-94

P-95

P-96

P-97

P-98

P-99

P-100

P-101

P-102

P-103

P-104

P-105

P-106

P-107

P-108

P-109

P-110

P-111

P-112

P-113

P-114

P-115

P-116

P-117

P-118

P-119

P-120

P-121

P-122

P-123

P-124

P-125

P-126

P-127

P-128

P-129

P-130

P-131

P-132

P-133

P-134

P-135

P-136

P-137

P-138

P-139

P-140

P-141

P-142

P-143

P-144

P-145

P-146

P-147

P-148

P-149

P-150

P-151

P-152

P-153

P-154

P-155

P-156

P-157

P-158

P-159

P-160

P-161

P-162

P-163

P-164

P-165

P-166

P-167

P-168

P-169

P-170

P-171

P-172

P-173

P-174

P-175

P-176

P-177

P-178

P-179

P-180

P-181

P-182

P-183

P-184

P-185

P-186

P-187

P-188

P-189

P-190

P-191

P-192

P-193

P-194

P-195

P-196

P-197

P-198

P-199

P-200

P-201

P-202

P-203

P-204

P-205

P-206

P-207

P-208

P-209

P-210

P-211

P-212

P-213

P-214

P-215

P-216

P-217

P-218

P-219

P-220

P-221

P-222

P-223

P-224

P-225

P-226

P-227

P-228

P-229

P-230

P-231

P-232

P-233

P-234

P-235

P-236

P-237

P-238

P-239

P-240

P-241

P-242

P-243

P-244

P-245

P-246

P-247

P-248

P-249

P-250

P-251

P-252

P-253

P-254

P-255

P-256

P-257

P-258

P-259

P-260

P-261

P-262

P-263

P-264

P-265

P-266

P-267

P-268

P-269

P-270

P-271

P-272

P-273

P-274

P-275

P-276

P-277

P-278

P-279

P-280

P-281

P-282

P-283

P-284

P-285

P-286

P-287

P-288

P-289

P-290

P-291

P-292

P-293

P-294

P-295

P-296

P-297

P-298

P-299

P-300

P-301

P-302

P-303

P-304

P-305

P-306

P-307

P-308

P-309

P-310

P-311

P-312

P-313

P-314

P-315

P-316

P-317

P-318

P-319

P-320

P-321

P-322

P-323

P-324

P-325

P-326

P-327

P-328

P-329

P-330

P-331

P-332

P-333

P-334

P-335

P-336

P-337

P-338

P-339

P-340

P-341

P-342

P-343

P-344

P-345

P-346

P-347

P-348

P-349

P-350

P-351

P-352

P-353

P-354

P-355

P-356

P-357

P-358

P-359

P-360

P-361

P-362

P-363

P-364

P-365

P-366

P-367

P-368

P-369

P-370

P-371

P-372

P-373

P-374

P-375

P-376

P-377

P-378

P-379

P-380

P-381

P-382

P-383

P-384

P-385

P-386

P-387

P-388

P-389

P-390

P-391

P-392

P-393

P-394

P-395

P-396

P-397

P-398

P-399

P-400

P-401

P-402

P-403

P-404

P-405

P-406

P-407

P-408

P-409

P-410

P-411

P-412

P-413

P-414

P-415

P-416

P-417

P-418

P-419

P-420

P-421

P-422

P-423

P-424

P-425

P-426

P-427

P-428

P-429

P-430

P-431

P-432

P-433

P-434

P-435

P-436

P-437

P-438

P-439

P-440

P-441

P-442

P-443

P-444

P-445

P-446

P-447

P-448

P-449

P-450

P-451

P-452

P-453

P-454

P-455

P-456

P-457

P-458

P-459

P-460

P-461

P-462

P-463

P-464

P-465

P-466

P-467

P-468

P-469

P-470

P-471

P-472

P-473

P-474

P-475

P-476

P-477

P-478

P-479

P-480

P-481

P-4

ArcGIS Web Map



2/20/2019 11:55:39 AM

Addresses

Sullivan Co Parcel Data

1:2,257



REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, May 2, 2019 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 19-701-00009 – Property located at 1171 Shipp Street., Control Map 61P, Group A, Parcel 3.00, requests a special exception to Sec 114-199(d)1 for the purpose of locating a haunted factory entertainment use on the property. The property is zoned M-2, General Manufacturing District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Sidney Cox, City Recorder
P1T: 4/23/19

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Combest II	First James	M.I. F	Date 4-11-19
Street Address 2277 Rock Springs Rd		Apartment/Unit #	
City Kingsport	State TN	ZIP 37664	
Phone (423) 948-5116	E-mail Address JIMCOMBEST@GMAIL.COM		

PROPERTY INFORMATION:

<i>Tax Map Information</i>	Tax map: 061P Group: A	Parcel: 030.00 Lot:
Street Address 1169 / 1171 Shipp St.		Apartment/Unit #
Current Zone M-2	Proposed Zone	
Current Use Warehouse / Machin Shop / Gen. Business	Proposed Use Gen. Assembly / Amusement / "Haunted Attraction"	

REPRESENTATIVE INFORMATION:

Last Name Ballard Casebolt	First Daniel Kattie	M.I.	Date 4-11-19
Street Address 1169 / 1171 Shipp St		Apartment/Unit #	
City Kingsport	State TN	ZIP	
Phone (828) 702-7911 / 803-389-9494	E-mail Address OFFICE@TNHAUNTEDFACTORY.COM kcasebolt@redesignarchitecturegroup.com		

REQUESTED ACTION:

Requesting Special Exception to use facility for a "Haunted House" Attraction / Amusement Center.
Requestiing Discussion and Approval of Custom Cosmetic and/or Signage during business operation.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Date:

Signed before me on this _____ day of _____, 20____,
a notary public for the State of _____
County of _____.

Notary _____

My Commission Expires _____

What is the use, activities, hours of operation, number of anticipated customers and daily vehicles.

The property at 1169 Shipp Street is intended to be open, and in use, for approximately less than 30 days per year, as a 'haunted house' walkthrough attraction during the month of October. There may be additional days throughout the year to celebrate the holidays in a frightful way, such as Valentine's Day, that would open for the week of the celebrated holiday. Customers will purchase tickets in order to walk through our property. Loitering is not anticipated, and will not be allowed, anyone loitering on the property will be asked to leave. The interior of the property will be decorated and configured with elements of frightful fun that our customers will be anticipating.

We intend to be open for business near / between the hours of 6-12PM on weekend evenings, and possibly between the hours of 6PM-11PM on few weekday evenings (not likely more than 5-10 weekday evenings per year). We intend to encourage carpooling to limit any potential impact that the presence of excessive vehicles needing to park on-site might cause. We anticipate approximately 300-400 customers per day during our hours of operation. We anticipate 3-4 customers per vehicle, which would mean an anticipated 100 vehicles per day (appx.). All anticipated customers would not be arriving at the same time with each haunt experience taking about 45 minutes.

Are there accessible safe streets for anticipated traffic and adequate parking facilities on site.

The existing gravel parking area on-site is adequate to provide parking for the number of anticipated vehicles and customers per day. The attached site plan proposal illustrates approximately 123 total parking spaces. Cars will be parked by an attendant who directs customers into the lot and where to park. No parking lot improvements are planned at this time. The proposed parking arrangement will easily accommodate 375-500 customers, even with zero turn-over. Since we do anticipate turnover, our current existing parking will be adequate and sufficient.

Parking is easily and directly accessible from the main road S Wilcox Drive, turning onto Shipp St, and then into the parking lot of 1169/1171 Shipp St.

Does the use and additions if any, fit with the neighborhood architecture aesthetics?

All proposed alterations to the building would compliment and match the aesthetics of the surrounding businesses and neighborhood. See attached proposed exterior elevation. A separate signage permit will be submitted for formal approval at a later date.

We have also attached our preliminary ideas for how we might adjust the front of our location to fit the theme/nature of our business. We are seeking approval to integrate a "smoke stack," and/or a few small portals that expels an environmentally-safe, water-based fog. Any and all products that we may use will have been inspected and lab-tested by a third-party company for approval on-stage and in enclosed spaces with audiences by the Actor's Equity Union. These particular types of product/fog have also been approved, and are currently being used by the Busch Gardens attraction in Tampa, FL. Even with their particular environmental

needs for vegetation and large crowds, the fog products are deemed safe and approved for use. The Fog will only be active during our open hours of operation.

Will the use generate excessive noise, traffic, dust, etc.?

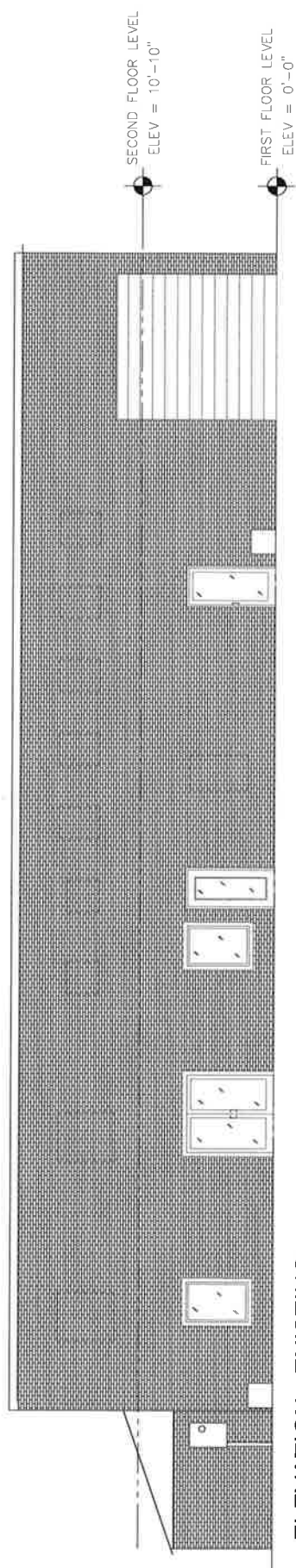
The use of 1169 Shipp street will not generate any excessive noise, traffic, dust, or otherwise undesirable environmental changes. We will not be offering any outdoor entertainment. All activities and entertainment will be occurring indoors. All sound and any environmental adjustments/alterations will be contained within 1169 Shipp St, other than any approved signage (temporary or otherwise). Should the seasonal weather result in dry conditions that increase dust from our parking lot, we will be sure to prepare the lot to minimize dust as needed during our days of operation.

Is there proper fencing and screening to shield proposed use from existing neighborhood?

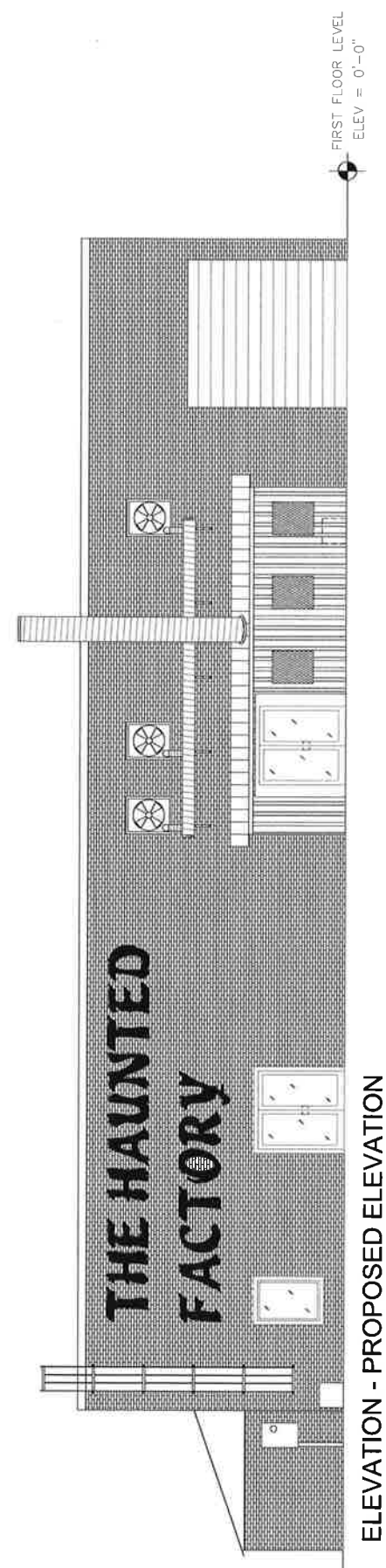
There is presently a privacy fence creating separation between 1169/1171 Shipp street and the junkyard lot next door. There is also a gate, and fencing, available for use should it be necessary to block public traffic from accessing the back half of the property. In addition, we will also employ parking attendant(s), during our open/operating hours, to further facilitate and create additional support for the traffic flow on-site.

Are there any undesirable effect upon the neighborhood's physical or environmental conditions or any adverse impacts on the health, safety and welfare of the surrounding area?

There are no physical or environmental conditions or adverse impacts on the health, safety, and welfare of the surrounding area.



ELEVATION - EXISTING



ELEVATION - PROPOSED ELEVATION

04-12-2019

PROPOSED ELEVATIONS FOR:
THE HAUNTED FACTORY
 1171 SHIPP STREET, KINGSPORT, TENNESSEE 37660

DESIGN
 ARCHITECTURAL GROUP
 KATTIE CASEBOLT, ARCHITECT
 3335 PARKWAY DRIVE, KINGSBURY, TENNESSEE 37662
 PH: 615.255.4424 FAX: 615.255.4424 EMAIL: KCASEBOLT@DESIGNARCHITECTURALGROUP.COM

THE HAUNTED FACTORY
 1171 SHIPP STREET, KINGSPORT, TENNESSEE 37660

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

April 4, 2019, Regular Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Bill Sumner

Jeff Little

Joe White

Ashok Gala

Members Absent:

Calvin Clifton

Staff Present:

Ken Weems, AICP

Page Jeffers

Visitors:

Todd Helton

Kelly Hauge

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

Ms. Page Jeffers conducted the swearing in ceremony for those wishing to speak during the regular meeting. Todd Helton was sworn in.

Public Hearing:

Case: 19-701-00006 – Property located at 461 W Center St., Control Map 46I, Group G, Parcel 11.00, requests a 16 square foot wall sign variance to Sec 114-194(g)2 and a total of five, 3 square foot variances to Sec 114-528(1)b for directional signage. The property is zoned B-2, Central Business District.

Mr. Todd Helton presented the case to the Board. Mr. Helton stated that they are requesting a 16 square foot variance that will allow a total of 66 square feet of wall sign on the new Regions Bank building. Mr. Helton spoke of the need to have sign visibility on the viewable sides of the structure. Staff commented that the B-2 zone no longer permits freestanding signs for new structures and that Regions Bank has not applied for one. Mr. Helton further stated that he is also applying for a small raise in allowed square footage for the property directional signage.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

Next, Chairman Sumner called for approval of the March 7, 2019 driving tour and regular meeting minutes. On a motion by Mr. Gala, seconded by Mr. White, the March 7, 2019 driving tour and regular meeting minutes were approved unanimously, 4-0. Next, Chairman Sumner stated that the next application deadline is April 15, 2019 at noon for the May 2, 2019 regular meeting.

Adjudication of Cases:

**Case: 19-701-00006 – Property located at 461 W Center St., Control Map 46I, Group G,
Parcel 11.00**

Chairman Sumner stated that the irregular lot shape and corner positioning is the hardship in this case, with visibility from the 3 viewable sides being reasonable.

MOTION: made by Mr. Little, seconded by Mr. Gala, to grant the 16 square foot wall sign variance and the five directional sign variances of 3 square feet each as requested.

VOTE: 4-0 to approve the request.

With no further business the meeting was adjourned at 12:27 p.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator